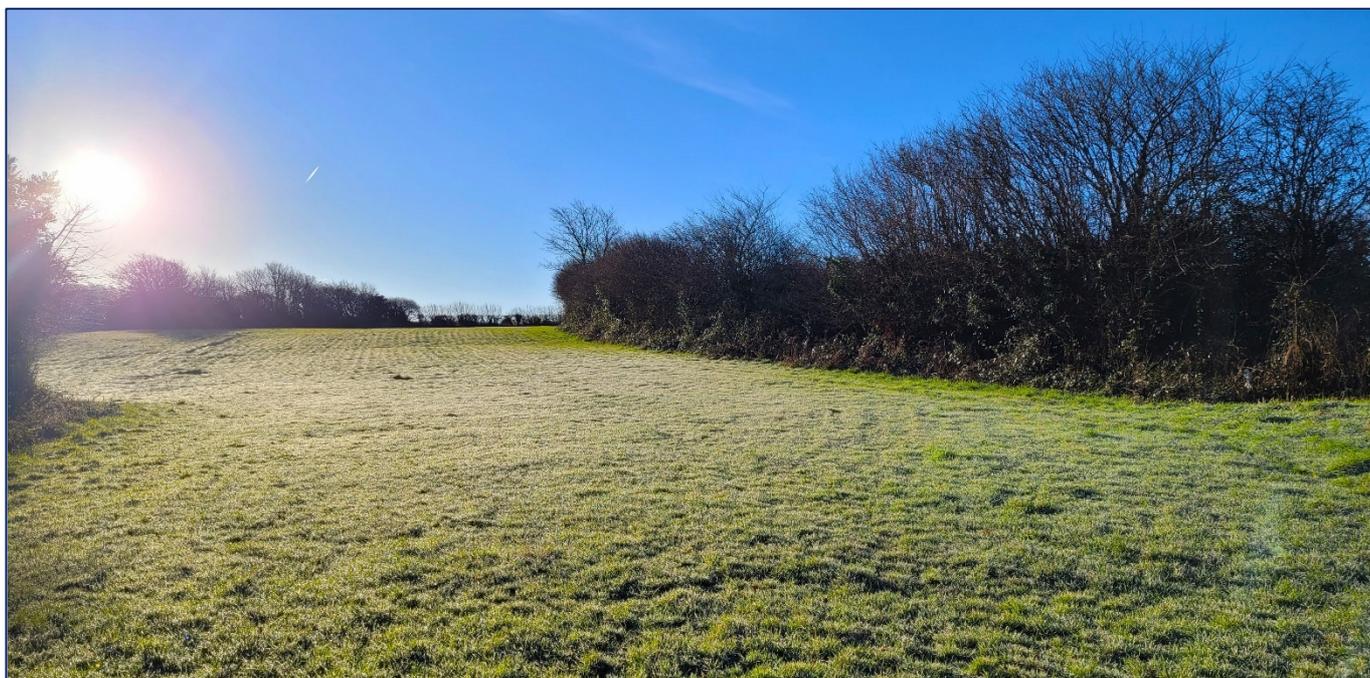


## 2.23 Acres of Land at Fair Park View, Mitchell, Newquay TR8 5AP



A gently sloping field of approximately 2.23 acres on the outskirts of Mitchell village.

**Guide Price: £75,000 Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
property@lodgeandthomas.co.uk  
**lodgeandthomas.co.uk**

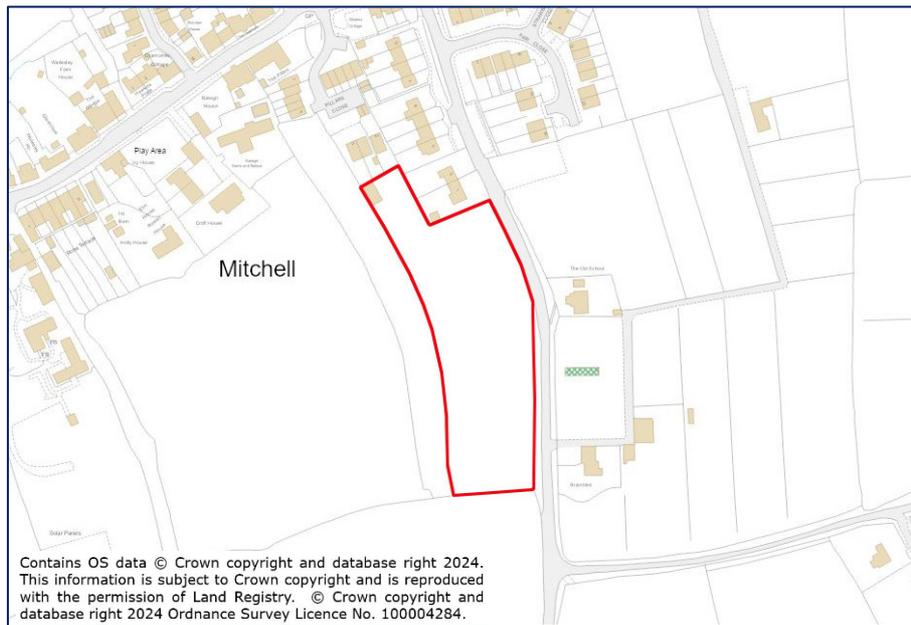
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

The field is situated on the immediate outskirts of Mitchell village, along the road to Ladock and almost immediately opposite to the playing field. Mitchell is a growing village situated just off the main A30 trunk road, allowing easy access in and out of the County and to Truro and Newquay respectively.

## The Land

The land comprises a single parcel of permanent pasture which has been used for many years by a local farmer for the production of hay and silage. It is bounded by unfenced Cornish hedges with a single gated access to the adjacent public highway. The land directly abuts residences on the northern boundaries, though no planning applications have been made on the site.



**NB:** The building shown on the plan in the north-western corner is no longer in-situ.

**Services:** None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

**Wayleaves, Easements & Rights of Way:** We understand that no public rights of way pass over the land.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewing:** Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk).

**Directions:** From the centre of Mitchell continue as if proceeding to the A30 (westbound) and take the right hand turning signposted Ladock. Continue up out of the village and the field will be found on the right hand side just before reaching the brow of the hill and identified by a Lodge & Thomas for sale board.

**what3words**///protects.boots.redeemed